

## \$585,000 - 7335 164 Avenue, Edmonton

MLS® #E4447830

**\$585,000**

5 Bedroom, 3.00 Bathroom, 1,796 sqft

Single Family on 0.00 Acres

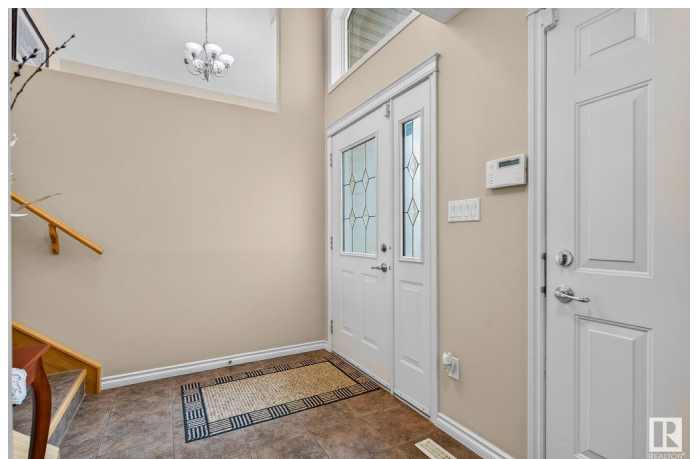
Mayliewan, Edmonton, AB

**GORGEOUS FAMILY BI-LEVEL!** Meticulously maintained ORIGINAL OWNER bi-level in sought-after Ozerna, tucked away in a quiet cul-de-sac. Bright and airy with vaulted ceilings, this 5-bed, 3-bath gem offers a warm living room with fireplace framed by windows. The spacious oak kitchen features a pantry, eat-up peninsula island, and opens to a dining area with patio doors to a large deck—perfect for gatherings. Upstairs, enjoy a private primary suite with spa-like ensuite and jetted tub. The fully finished basement boasts a family room with bar, another 2 bedrooms, full bath, and storage. Step outside to a beautifully landscaped, fenced yard with mature fruit trees, patio and Gazebo. A dream heated garage with epoxy floors and workbench. Truly move-in ready—comfort, style, and value in one package!

Built in 2004

### Essential Information

MLS® #	E4447830
Price	\$585,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,796
Acres	0.00



Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	7335 164 Avenue
Area	Edmonton
Subdivision	Mayliewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3Y3

### **Amenities**

Amenities	Air Conditioner, Bar, Deck, Detectors Smoke, Gazebo, Patio, Vaulted Ceiling, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, See Remarks, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 15th, 2025  
Days on Market        16  
Zoning                    Zone 28

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on July 31st, 2025 at 5:32am MDT